

**CITY OF RIALTO
2009-2013
CAPITAL IMPROVEMENT PROGRAM**

Redevelopment Agency Capital

CITY OF RIALTO

2009-2013 CAPITAL IMPROVEMENT PROGRAM

REDEVELOPMENT AGENCY CAPITAL

Commercial Rehabilitation Program for Downtown Rialto

Location: Downtown Rialto

Project Background

The Redevelopment Agency administers a commercial rehabilitation program, which finances improvements to commercial structures in Downtown Rialto. The improvements normally consist of 1) seismic reinforcement improvement to satisfy building code, 2) general façade renovation improvements and 3) simple paint and signage improvements.

Project Scope and Goal

Improve the physical appearances and structural integrity of Downtown Rialto. Retain and attract quality businesses to Rialto and create a pedestrian-friendly shopping village.

Project Justification

The project will stimulate private investment in the downtown area and making it more conducive for quality businesses to locate in Downtown Rialto.

Fiscal Implications

Account # 334-500-1790-2011-050702-00

Account # 334-500-1790-3001-050702-00

Financial Information

Project Expenditure	-----Five Year Funding-----					Estimated Total Project Cost
	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Administration						
Planning / Design / Engineering	\$75,000	\$75,000				\$150,000
Right of Way						0
Utility Relocation						0
Construction	\$300,000	\$300,000				\$600,000
TOTAL	\$375,000	\$375,000				\$750,000

Funding Descriptions	Actual Expenditures through 3/31/2008	Carry Over As Of 4/1/2008	-----Five Year Funding-----					Estimated Total Project Cost
			2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Fund 334 RDA	\$300,000	\$0	\$300,000	\$300,000	\$0	\$0	\$0	\$900,000
Fund 334 RDA	\$360,000	\$0	\$75,000	\$75,000	\$0	\$0	\$0	\$525,000
TOTAL	\$660,000	\$0	\$375,000	\$375,000	\$0	\$0	\$0	\$1,425,000

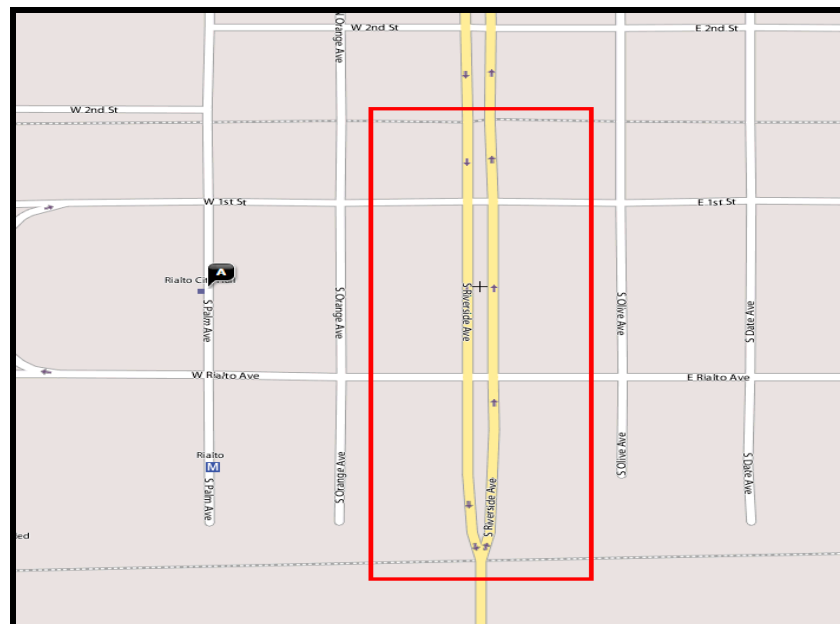
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Commercial Rehabilitation Program for Downtown Rialto

Photo of Proposed Project



Map of Proposed Project



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Downtown Alley Improvements

Location: **Downtown Rialto**

Project Background

This project contemplates the reconstruction of the rear public alleys in Downtown Rialto, between Rialto Avenue and First Street including asphalt reconstruction, decorative light fixtures, utility under grounding, and other hardscape elements.

Project Scope and Goal

Preserve and enhance Downtown Rialto as the cultural, historical, and commercial center of the community. Improve the aesthetics of Downtown Rialto, encouraging new business formation and increased economic activity.

Project Justification

This project will revitalize the core commercial district due to deteriorated public alley conditions such as failing pavement, poor lighting, and security concerns that inhibit public use.

Fiscal Implications

Account # 335-500-1798-3001-060701-00

Financial Information

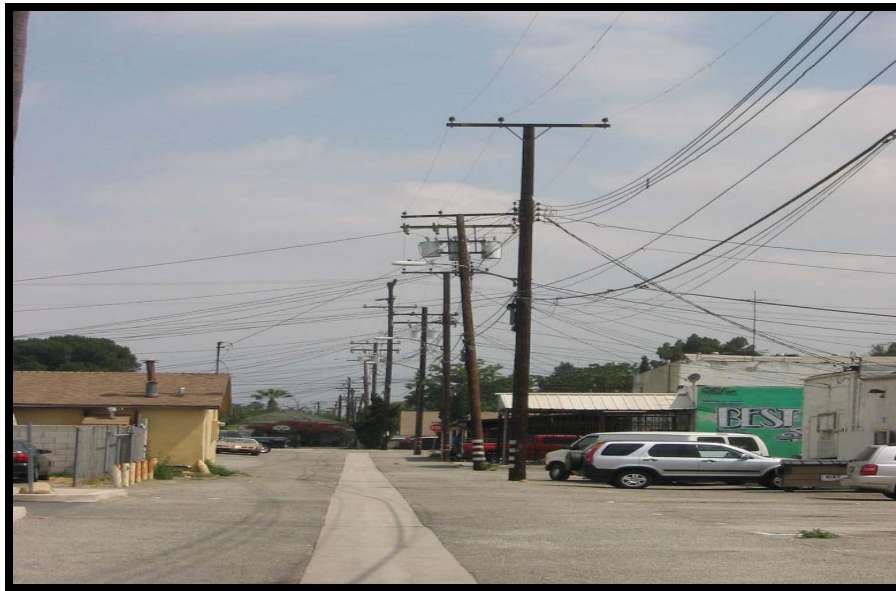
Project Expenditure		-----Five Year Funding-----					Estimated Total Project Cost
		2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Administration		\$190,000					\$190,000
Planning / Design / Engineering							
Right of Way							
Utility Relocation							
Construction		\$1,710,000					\$1,710,000
TOTAL		\$1,900,000					\$1,900,000

Funding Descriptions	Actual Expenditures through 3/31/2008	Carry Over As Of 4/1/2008	-----Five Year Funding-----					Estimated Total Project Cost
			2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Fund 335 RDA	\$0	\$1,000,000	\$900,000	\$0	\$0	\$0	\$0	\$1,900,000
TOTAL	\$0	\$1,000,000	\$900,000	\$0	\$0	\$0	\$0	\$1,900,000

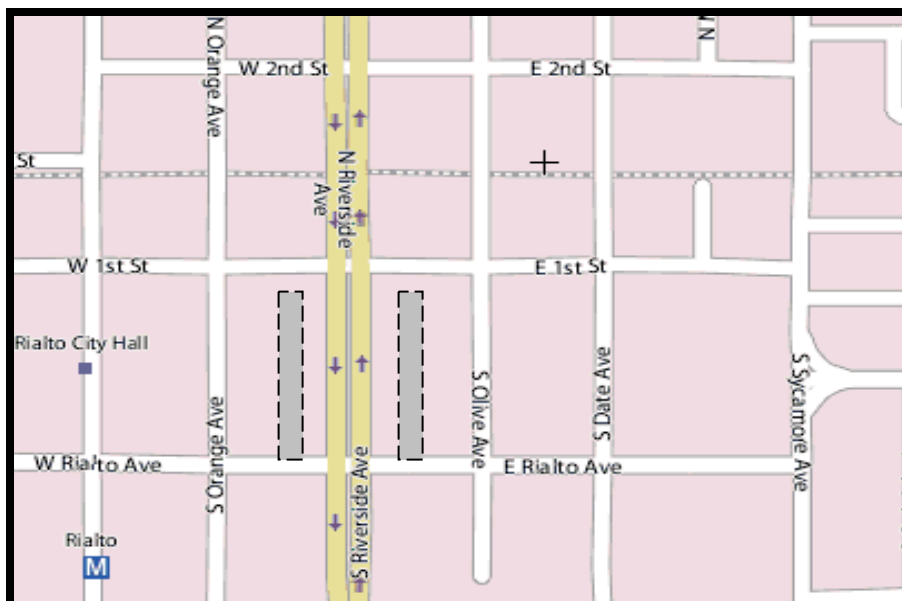
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Downtown Alley Improvements

Photo of Proposed Project



Map of Proposed Project



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Joint Use Project

Location: Rialto and Cedar Avenues

Project Background

This is a cooperative project with the Rialto Unified School District (RUSD) to construct an elementary/middle school and joint use park facility at the northeast corner of Rialto Avenue and Cedar Avenue. The RUSD would contribute the land and the Agency would improve the open space to satisfy City park criteria.

Project Scope and Goal

The RUSD is seeking to construct a joint middle/elementary school on 25 acres and the City is seeking to construct park facilities to serve the residential neighborhoods adjoining the school.

Project Justification

The project will provide more efficient land utilization by combining school facilities with public park facilities. The facility would be governed by a joint use agreement.

Fiscal Implications

Account # 332-500-1799-3001-060702-00

Financial Information

Project Expenditure		-----Five Year Funding-----					Estimated Total Project Cost
		2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Administration		\$110,000					\$110,000
Planning / Design / Engineering		\$110,000					\$110,000
Right of Way							
Utility Relocation							
Construction		\$1,240,000					\$1,240,000
TOTAL		\$1,460,000					\$1,460,000

Funding Descriptions	Actual Expenditures through 5/16/2008	Carry Over As Of 5/16/2008	-----Five Year Funding-----					Estimated Total Project Cost
			2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Fund 332 RDA	\$810,940	\$689,060	\$0	\$0	\$0	\$0	\$0	\$1,500,000
TOTAL	\$810,940	\$689,060	\$0	\$0	\$0	\$0	\$0	\$1,500,000

Joint Use Project

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Rialto Town Center Vision / Strategic Plan

Location: **Downtown Rialto**

Project Background

This project entails the preparation of a vision statement and strategic plan for the revitalization of the Rialto Town Center. A consultant would be engaged to conduct a market assessment, evaluate existing uses and infrastructure, create a realistic vision statement, conduct community outreach efforts, and identify specific implementation actions.

Project Scope and Goal

Establish a clear vision and direction for public and private investment and to preserve and enhance Downtown Rialto as the cultural, historical, and commercial center of the community.

Project Justification

The project will help identify development opportunities for many of the blighted lots in and around the Civic Center, Metrolink Station, and Downtown Rialto.

Fiscal Implications

Account # 334-500-1790-3001-050701-00

Account # 335-500-1799-2011-050701-00

Financial Information

Project Expenditure		-----Five Year Funding-----					Estimated Total Project Cost
		2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Administration							
Planning / Design / Engineering							
Right of Way							
Utility Relocation							
Construction							
TOTAL							

Funding Descriptions	Actual Expenditures through 3/31/2008	Carry Over As Of 4/1/2008	-----Five Year Funding-----					Estimated Total Project Cost
			2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Fund 334 RDA	\$151,000	\$16,201	\$0	\$0	\$0	\$0	\$0	\$167,201
Fund 335 RDA	\$4,000	\$16,320	\$0	\$0	\$0	\$0	\$0	\$20,320
TOTAL	\$155,000	\$32,521	\$0	\$0	\$0	\$0	\$0	\$187,521

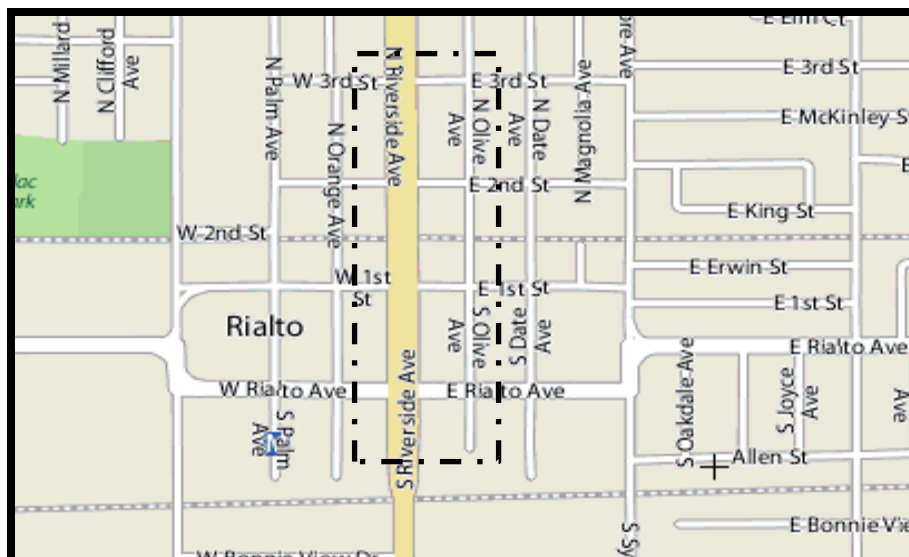
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Rialto Town Center Vision / Strategic Plan

Photo of Proposed Project



Map of Proposed Project



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Habitat for Humanity Affordable Housing

Location: **100 North Block of Palm Avenue and 125 North Olive Avenue**

Project Background

Since 2001, the Redevelopment Agency (RDA) and the Habitat for Humanity San Bernardino Area, Inc. (Habitat) have considered construction of affordable owner-occupied housing in Rialto. On June 27, 2007, the Economic Development Committee reviewed the project concept and recommended that staff complete negotiations and submit the project agreement to the City Council/Agency Board. Two City-owned parcels are proposed for development.

Project Scope and Goal

To provide affordable housing for homebuyers whose incomes do not exceed 80% of the area median income. RDA will receive two lower income housing unit credits.

Project Justification

Habitat for Humanity's goal is to develop affordable owner-occupied housing through volunteer labor and donations of money and materials. Habitat houses are sold to lower income families at no-profit and financed by Habitat with affordable loans.

Fiscal Implications

Account # 235-500-1750-3001-080700-00

Financial Information

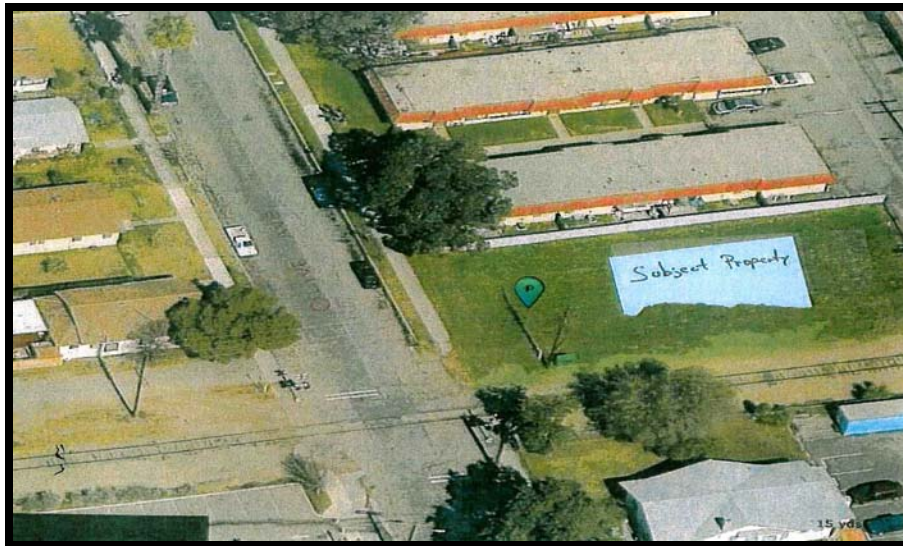
Project Expenditure		-----Five Year Funding-----					Estimated Total Project Cost
		2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Administration							
Planning / Design / Engineering		\$92,000					\$92,000
Right of Way		\$220,000					\$220,000
Utility Relocation							
Construction		\$50,000					\$50,000
TOTAL		\$362,000					\$362,000

Funding Descriptions	Actual Expenditures through 3/31/2008	Carry Over As Of 4/1/2008	-----Five Year Funding-----					Estimated Total Project Cost
			2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Fund 235 RDA	\$5000	\$357,000	\$0	\$0	\$0	\$0	\$0	\$362,000
TOTAL	\$5000	\$357,000	\$0	\$0	\$0	\$0	\$0	\$362,000

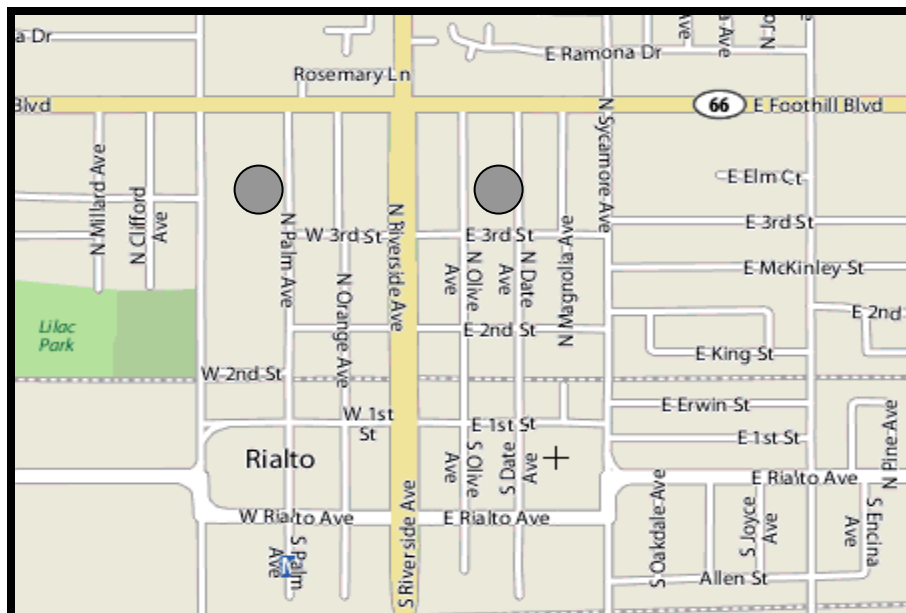
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Habitat for Humanity Affordable Housing

Photo of Proposed Project



Map of Proposed Project



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Willow Winchester Phase IIA – Vista Cascade

Location: Vista Cascade Neighborhood - East of 1400 block of North Lilac Avenue

Project Background

The Willow Winchester Phase IIA – Vista Cascade is the acquisition of nine (9) four-plex and one (1) six-plex buildings (42 units), the substantial rehabilitation of all units and the surrounding area, and the consolidation of all parcels, public streets and public alleys into one parcel.

Project Scope and Goal

This project will secure very low-income housing unit credits toward the Agency's housing production obligations. This will provide affordable housing for households whose incomes do not exceed 60% of the area median income.

Project Justification

Severe blighting conditions persist in the Vista Cascade Neighborhood that necessitates action by the Housing Authority to ensure long-term neighborhood stability.

Fiscal Implications

Account # 236-500-1793-3001-080704-00
 Account # 236-500-1793-2011-080704-00

Account # 236-500-1793-2010-080704-00
 Account # 236-500-1793-2021-080704-00

Financial Information

Project Expenditure		-----Five Year Funding-----					Estimated Total Project Cost
		2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Administration							
Planning / Design / Engineering							
Right of Way							
Utility Relocation							
Construction							
TOTAL							

Funding Descriptions	Actual Expenditures through 3/31/2008	Carry Over As Of 4/1/2008	-----Five Year Funding-----					Estimated Total Project Cost
			2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	
Fund 236 RDA	\$6,362,709	\$1,637,291	\$0	\$0	\$0	\$0	\$0	\$8,000,000
TOTAL	\$6,362,709	\$1,637,291	\$0	\$0	\$0	\$0	\$0	\$8,000,000

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Willow Winchester Phase IIA – Vista Cascade

Photo of Proposed Project



Map of Proposed Project



